

176.A

0010

0064.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
426,300 / 426,300
426,300 / 426,300
426,300 / 426,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
64		WILBUR AVE, ARLINGTON

OWNERSHIP

Unit #: 64

Owner 1: TURNER JAY

Owner 2:

Owner 3:

Street 1: 64 WILBUR AVE UNIT 64

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: MASCI EUGENE G/TRUSTEE -

Owner 2: MASCI FAMILY TRUST -

Street 1: 64 WILBUR AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1956, having primarily Wood Shingle Exterior and 888 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																
Type: 99 - Condo Conv		Full Bath: 1	Rating: Very Good	A Bath:	Rating:																							
Sty Ht: 2 - 2 Story		3/4 Bath:	Rating:	A 3QBth:	Rating:																							
(Liv) Units: 1	Total: 1	1/2 Bath:	Rating:	A HBth:	Rating:																							
Foundation: 1 - Concrete		OthrFix:	Rating:	RESIDENTIAL GRID																								
Frame: 1 - Wood		OTHER FEATURES			1st Res Grid	Desc: Line 1	# Units 1																					
Prime Wall: 1 - Wood Shingle		Kits: 1	Rating: Very Good	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O												
Sec Wall: 8 - Brick Veneer	10 %	A Kits:	Rating:	Other																								
Roof Struct: 1 - Gable		Frl:	Rating:	Upper																								
Roof Cover: 1 - Asphalt Shgl		WSFlue:	Rating:	Lvl 2																								
Color: WHITE W/ RED BRICK		CONDO INFORMATION																										
View / Desir:		Location:																										
GENERAL INFORMATION				Total Units:																								
Grade: C - Average		Floor: M - Multi-Level																										
Year Blt: 1956	Eff Yr Blt:	% Own: 52.000000000																										
Alt LUC:	Alt %:	Name:																										
Jurisdct: G16	Fact: .																											
Const Mod:																												
Lump Sum Adj:																												
INTERIOR INFORMATION				DEPRECIATION												REMODELING				RES BREAKDOWN								
Avg Ht/FL: STD		Phys Cond: VG - Very Good	4.6 %	Exterior:	No Unit	RMS	BRS	FL																				
Prim Int Wal 2 - Plaster		Functional:	%	Interior:	1	5	2																					
Sec Int Wall:	%	Economic:	%	Additions:																								
Partition: T - Typical		Special:	%	Kitchen:																								
Prim Floors: 3 - Hardwood		Override:	%	Baths:																								
Sec Floors: 4 - Carpet	40 %	Total:	4.6 %	Plumbing:																								
Bsmnt Flr: 12 - Concrete		CALC SUMMARY												COMPARABLE SALES				SUB AREA				SUB AREA DETAIL						
Subfloor:		Basic \$ / SQ: 305.00		Rate	Parcel ID	Typ	Date	Sale Price																				
Bsmnt Gar:		Size Adj.: 1.35000002																										
Electric: 3 - Typical		Const Adj.: 0.99892789																										
Insulation: 2 - Typical		Adj \$ / SQ: 411.309																										
Int vs Ext: S		Other Features: 66313																										
Heat Fuel: 2 - Gas		Grade Factor: 1.00																										
Heat Type: 3 - Forced H/W		NBHD Inf: 0.94999999																										
# Heat Sys: 1		NBHD Mod:																										
% Heated: 100	% AC: 100	LUC Factor: 1.00																										
Solar HW: NO	Central Vac: NO	Adj Total: 446870			Juris. Factor: 1.00	Before Depr:	390.74																					
% Com Wal	% Sprinkled	Depreciation: 20556			Special Features: 0	Val/Su Net:	335.93																					
		Depreciated Total: 426314			Final Total: 426300	Val/Su SzAd	503.90																					
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:																				
SPEC FEATURES/YARD ITEMS																PARCEL ID 176.A-0010-0064.0												
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value										
More: N	Total Yard Items:																											
	Total Special Features:																											
	Total:																											